# \$350,000 - 305 11103 84 Avenue, Edmonton

MLS® #E4446108

### \$350,000

2 Bedroom, 2.00 Bathroom, 922 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Bright and beautifully situated, this southwest corner suite in University Plaza is just steps from the University of Alberta Hospital and campus. Surrounded by the tree lined streets of Garneau, this open-concept unit offers generous natural light through large windows and features a spacious living area with a cozy corner gas fireplace. The kitchen includes a raised breakfast bar and pantry, making it ideal for everyday living and entertaining. With two bedrooms and two full bathrooms, one with a walk-through closet and private ensuite, the layout offers comfort and functionality. Enjoy outdoor relaxation on the south-facing balcony with a gas line for barbecuing. Additional highlights include in-suite laundry and a titled underground parking stall in the heated parkade. University Plaza is a quiet, concrete building in an unbeatable location, close to the LRT, shopping, river valley trails, Whyte Avenue, and all that campus life has to offer.

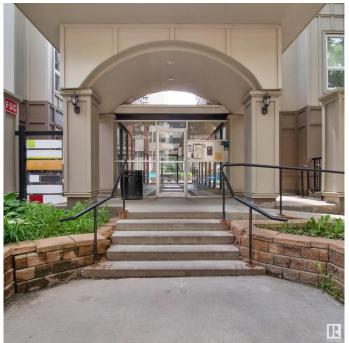


#### **Essential Information**

MLS® # E4446108 Price \$350.000

Bedrooms 2
Bathrooms 2.00
Full Baths 2





Square Footage 922
Acres 0.00
Year Built 2003

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

## **Community Information**

Address 305 11103 84 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 2X4

#### **Amenities**

Amenities Parking-Visitor, Patio, Secured Parking, Security Door

Parking Spaces 1

Parking Heated, Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Mantel

# of Stories 6
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Hardie Board Siding

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Tar & amp; Gravel

Construction Concrete, Hardie Board Siding

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 5th, 2025

Days on Market 4

Zoning Zone 15

Condo Fee \$469



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